143.0	0007	0011.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 681,300 / 681,300
					USE VALUE: 681,300 / 681,300
					ASSESSED: 681,300 / 681,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARROLL ANN K
Owner 2:	
Owner 3:	
Street 1:	6 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OTTER MARSHALL L/ETAL -
Owner 2:	HOPS JENNIFER J -
Street 1:	6 PURITAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7711

NARRATIVE DESCRIPTION

This parcel contains 6,183 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6183.000	196,900		484,400	681,300
Total Card	0.142	196,900		484,400	681,300
Total Parcel	0.142	196,900		484,400	681,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 591.41 | /Parcel: 591.4

Legal Description

User Acct 93106

GIS Ref

GIS Ref

Insp Date 04/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0007-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,000	0	6,183.	484,400	681,400	681,400	Year End Roll	12/18/2019
2019	101	FV	184,200	0	6,183.	454,100	638,300	638,300	Year End Roll	1/3/2019
2018	101	FV	184,200	0	6,183.	375,400	559,600	559,600	Year End Roll	12/20/2017
2017	101	FV	184,200	0	6,183.	345,100	529,300	529,300	Year End Roll	1/3/2017
2016	101	FV	184,200	0	6,183.	314,900	499,100	499,100	Year End	1/4/2016
2015	101	FV	172,800	0	6,183.	308,800	481,600	481,600	Year End Roll	12/11/2014
2014	101	FV	172,800	0	6,183.	287,000	459,800	459,800	Year End Roll	12/16/2013
2013	101	FV	172,800	0	6,183.	273,100	445,900	445,900		12/13/2012

!11140!

PRINT

Date	Time
12/11/20	01:20:38

LAST REV

Date	Time
04/30/18	13:58:23

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11140

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OTTER MARSHALL	31006-23		12/29/1999		290,000	No	No		
RADERMAN ALAN	24420-112		4/1/1994		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	93106
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Meas/Inspect	345	PATRIOT
2/4/2009	Measured	372	PATRIOT
11/14/2000	Hearing N/C	189	PATRIOT
11/16/1999	Meas/Inspect	264	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6183		Sq. Ft.	Site		0	80.	0.98	9									484,391						484,400	

Total AC/HA: 0.14194 | Total SF/SM: 6183 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 484,391 | Spl Credit | Total: 484,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	138.571
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267587
Depreciation:	70643
Depreciated Total:	196944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

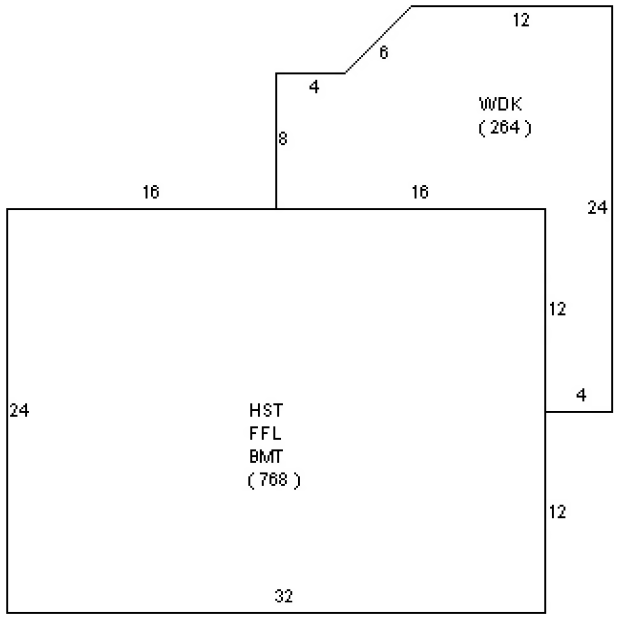
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.57
Special Features:	0	Val/Su Net:	90.16
Final Total:	196900	Val/Su SzAd	170.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.570	31,927
FFL	First Floor	768	138.570	106,423
HST	Half Story	384	138.570	53,211
WDK	Deck	264	9.570	2,526
	Net Sketched Area:	2,184	Total:	194,087
Size Ad	1152	Gross Are	2568	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: